

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0345001568
Comm # (no dashes):	54911195519
County:	Outagamie
Region:	Commerce
Site name:	Croatt Oil Co (Shell Station)
Street Address:	2619 N Richmond St
City:	Appleton
Closure Date	2000-03-16
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	646386.509150208
Northing (Y):	424796.835934157
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

December 21, 1999

Mr. William Croatt  
2619 N. Richmond  
Appleton, WI 54911

**March 16, 2000**

*See text box on page 2  
for updated status based  
on receipt of requested  
information.*

Subject: **Conditional Case Closure – Croatt Oil (Shell Station) Site**  
2619 N. Richmond Street, Appleton  
COMMERCE #54911-1955-19 DNR #03-45-001568

Dear Mr. Croatt:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the November 18, 1999 closure request prepared by your consultant, Environmental Assessments. It is understood that there is residual soil and groundwater contamination present on site and may extend into the Richmond Street right-of-way. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

**The following items are necessary to satisfy the conditions of closure:**

1. A groundwater use restriction must be placed on the deed to the property. This would state that residual petroleum contaminants exist on the site and if a potable well is ever constructed, the WDNR water supply unit must be contacted to assist in proper design and placement. I have enclosed an example of a groundwater use restriction. Please complete this and submit a signed, notarized, and filed copy to this office. If you wish to amend the wording, please submit the changes for my approval prior to filing.
2. All monitoring well and vapor extraction well abandonment forms.

**IMPORTANT:** Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

It is important to realize that if the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards,

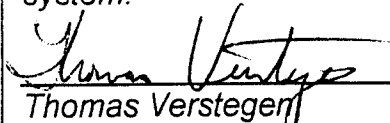
If you have any questions, feel free to contact me at (920)424-0025.

Sincerely,

Thomas Verstegen  
Hydrogeologist  
Department of Commerce

cc: PECFA File – pf\pecfa\549\54911\195519\close.doc  
Ms. Victoria Flowers – Environmental Assessments

*After review of the requested information submitted on March 16, 2000 by Environmental Assessments, the Department concludes that no further action is required at the above referenced site and is listed as closed on the Department of Commerce computer tracking system.*



Thomas Verstegen  
Department of Commerce  
Hydrogeologist

March 16, 2000

1359785

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

Legal Description of the Property: All of Lots One (1) Two (2), Block Seven (7), NORTH HEIGHTS SUBDIVISION, City of Appleton, Outagamie County, Wisconsin.

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

MAR 15 2000

AT 8:30 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

Recording Area

Name and Return Address

Mr. William Croatt  
2619 N. Richmond  
Appleton, WI 54911

pd  
1400

STATE OF WISCONSIN )

)

ss

COUNTY OF OUTAGAMIE )

Parcel Identification Number (PIN)  
31-5-4309-00-0

Section 1. WHEREAS, William Croatt is the owner of the above-described property.

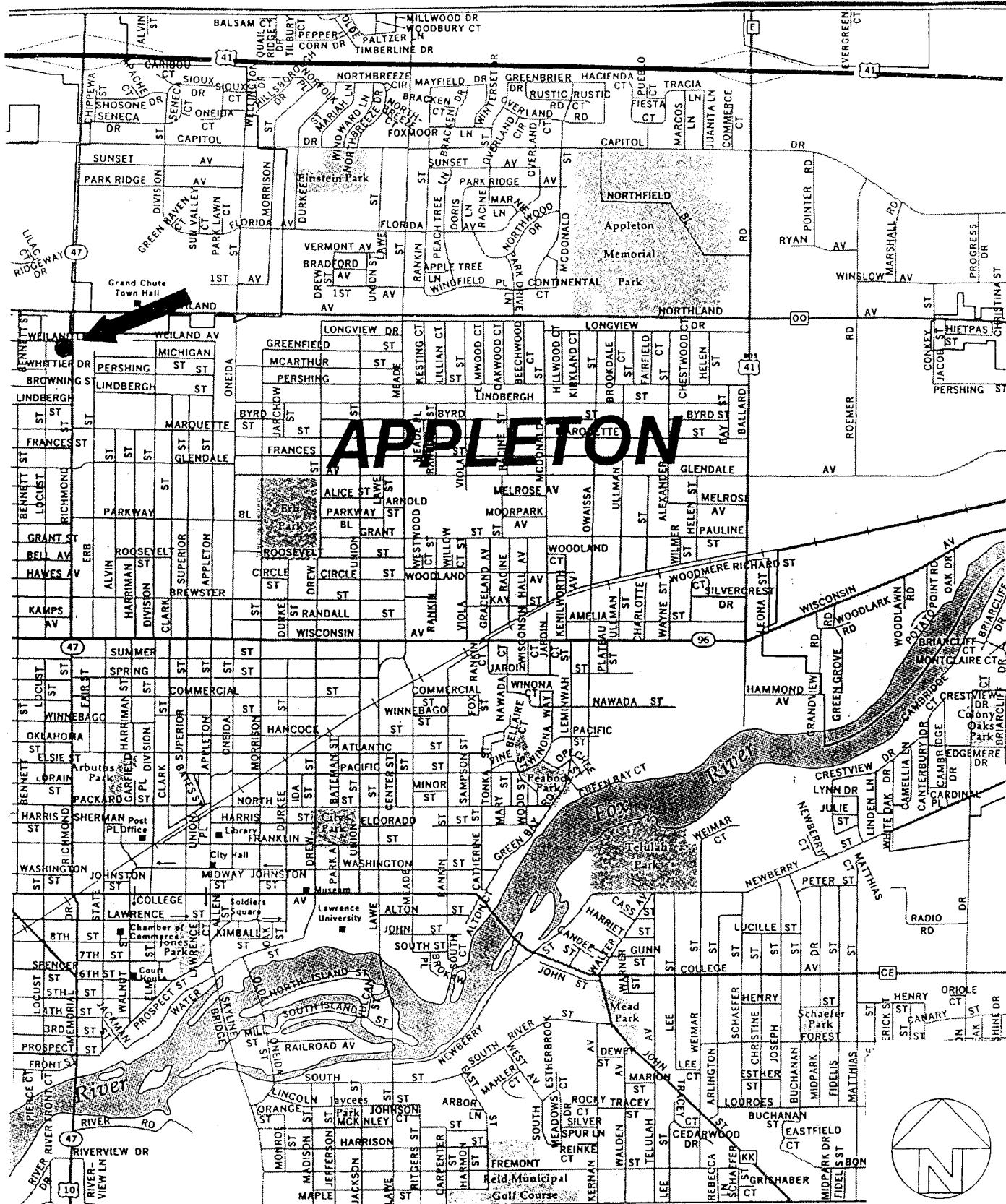
Section 2. WHEREAS, one or more petroleum based discharges have occurred at this property. Petroleum contaminated groundwater above Wisconsin Administrative Code NR 140 Enforcement Standards (NR 140 ES) and exists on the eastern edge of the property along the Richmond Street right-of-way (ROW)

Section 3. WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to construction or reconstruction a well on this property. No well may be constructed or reconstructed unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the



ENVIRONMENTAL  
ASSESSMENTS, INC.  
APPLETON, WISCONSIN

PROJECT/CLIENT

Croatt Oil

TITLE

Site Map- Regional

DRAWN BY

KMC

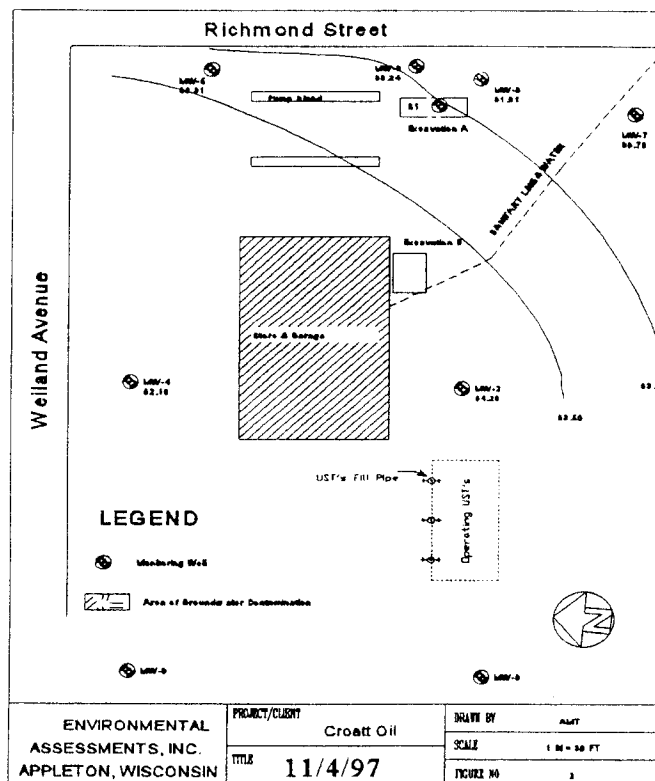
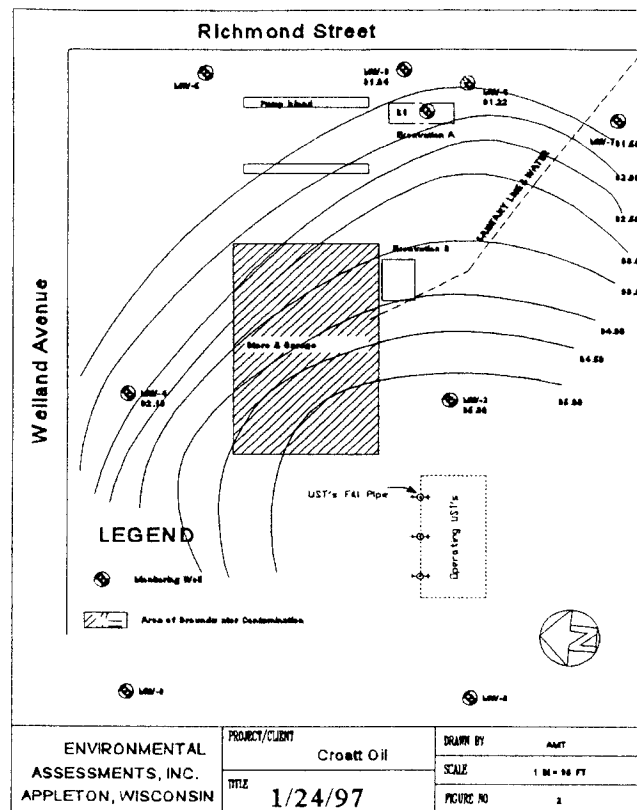
SCALE

None

FIGURE NO

1

Figure 8  
Groundwater  
Flow Maps



**Note:**

These two rounds of measurements are used due to unusually high groundwater elevations recorded during other recording events that were above the screened portion of the monitoring well

**Groundwater Elevation Table**

MW ID	Date	Grade Elevation	Pipe Elevation	Groundwater Depth	Groundwater Elevation
MW2	01/23/97	99.2	98.75	4.46	95.39
	03/25/97			3.43	96.42
	11/03/97			5.57	94.28
	06/08/98			5.07	94.78
	11/16/98			5.13	94.72
	03/01/99			4.66	95.19
	06/07/99			3.81	94.94
	08/27/99			4.92	93.83
MW3	08/23/96	97.68	97.12	3.81	93.31
	10/16/96			5.02	92.1
	12/23/96			7.64	89.48
	01/23/97			6.08	91.04
	02/19/97			5.3	91.82
	03/25/97			2.09	95.03
	04/14/97			1.29	95.83
	11/03/97			3.88	93.24
	06/08/98			3.4	93.72
	11/16/98			3.59	93.53
	03/01/99			2.94	94.18
	06/07/99			2.8	94.32
	08/27/99			2.99	94.13
MW4	01/23/97	98.86	98.3	6.11	92.19
	03/25/97			3.56	94.74
	11/03/97			6.11	92.19
	06/08/98			4.24	94.06
MW5	03/25/97	97.52	97.1	3.71	93.39
	11/03/97			3.79	93.31
	06/08/98			3.7	93.4
	11/16/98			3.68	93.42
	03/01/99			3.79	93.31
	06/07/99			2.72	94.38
	08/27/99			3.43	93.67
MW6	08/23/96	97.56	97.18	4.32	92.86
	10/16/96			5.12	92.06
	12/23/96			5.9	91.28
	01/23/97			5.96	91.22
	02/19/97			5.69	91.49
	03/25/97			2.88	94.3
	04/14/97			2.05	95.13
	11/03/97			5.57	91.61
	06/08/98			3.98	93.2
	11/16/98			3.99	93.19
	03/01/99			3.9	93.28
	06/07/99			2.91	94.27
	08/27/99			3.83	93.35
MW7	09/17/97	96.12	95.9	4.58	91.32
	11/03/97			6.11	89.79
	06/08/98			5.87	90.03
	11/16/98			5.67	90.23
	03/01/99			5.72	90.18
	06/07/99			5.54	90.36
	08/27/99			5.89	90.01

Richmond Street

Weiland Avenue

MW5  
B = <0.32  
T = <0.35  
E = <0.34  
X = <1  
MTBE = 23  
TMB = <0.64

Pump Island

MW3  
B = 120  
T = <3.5  
E = 200  
X = 190  
MTBE = 25  
TMB = 490

S1  
B = 460  
T = 3.7  
E = 120  
X = <10  
MTBE = 35  
TMB = 8.9

MW6  
B = 1300  
T = 53  
E = 150  
X = 340  
MTBE = 43  
TMB = 159

MW7  
B = 1.3  
T = <0.35  
E = <0.34  
X = <1  
MTBE = 3.8  
TMB = <0.64

2619 N. Richmond Ave.  
Croatt Oil

MW4

MW2  
B = <0.32  
T = <0.35  
E = <0.34  
X = <1  
MTBE = <0.31  
TMB = <0.64

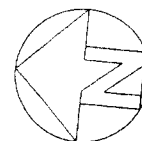
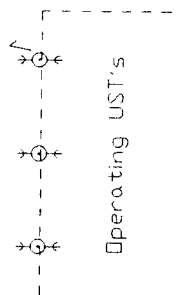
# LEGEND



MW3 = Monitoring Well ID  
B = Benzene  
T = Toluene  
E = Ethylbenzene  
X = Xylenes  
MTBE = Methyl-Tert-Butyl-Ether  
TMB = Trimethylbenzene



= Monitoring Wells with  
NR140 exceedence



MW9

MW8

Environmental Assessments, Inc.  
P.O. Box 9127  
Appleton, WI 54911  
(920)749-9746

PROJECT/CLIENT  
Croatt Oil  
2619 N. Richmond Ave.  
Appleton, WI 54911

TITLE  
Post Remediation  
Groundwater Sampling  
Results (6/7/99)

DRAWN BY  
VAF

SCALE  
1 IN = 30 FT

FIGURE NO  
7



### Groundwater Sampling Results

ID	Date	Benzene	Ethylbenzene	MTBE	Toluene	Naphthalene	Xylenes	TMB
MW1	05/18/94	37	<0.6	<2.7	<0.6	<3.3	<1	<1.7
	11/15/94	<0.5	<0.6	0.8	<0.6		<1	<1.7
	03/14/95	<0.5	<0.6	<2.7	<0.6		<1	<1.7
MW2	05/18/94	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	
	11/16/98	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	<1.7
	06/07/99	<0.32	<0.34	<0.31	<0.35	<0.88	<1	<0.64
MW3	05/18/94	<b>2400</b>	<b>520</b>	<b>58</b>	<b>290</b>	<b>22</b>	<b>2180</b>	
	11/15/94	<b>473</b>	<b>164</b>	<b>54</b>	<0.6	<b>36</b>	106	
	03/14/95	<b>1620</b>	<b>1080</b>	<30	<b>75</b>	<b>134</b>	<b>1680</b>	
	09/29/95	<b>1400</b>	<b>520</b>	<b>63</b>	<0.6	<b>43</b>	<1.7	
	08/23/96	<b>215</b>	<b>304</b>	<b>57</b>	4.8	NA	16	
	10/16/96	<b>530</b>	<b>390</b>	<b>53</b>	16	<b>20</b>	39	
	12/23/96	<b>770</b>	<b>320</b>	<b>55</b>	37	<b>37</b>	<b>525</b>	
	03/26/97	<b>1600</b>	<b>760</b>	<b>64</b>	39	NA	<b>1240</b>	
	06/09/97	<b>1000</b>	<b>640</b>	<b>37</b>	4.9	<b>61</b>	<b>807</b>	
	11/03/97	<b>217</b>	126	<b>35.3</b>	1.86	<b>23.5</b>	68.7	<b>199.86</b>
	03/11/98	<b>532</b>	606	27	4.4	5	<b>238</b>	<b>534</b>
	06/09/98	<b>158</b>	110	31	4.4	<b>50</b>	178	<b>131</b>
	11/16/98	<b>128</b>	74	30	5.1	<b>55</b>	56.6	<b>286.9</b>
	03/01/99	<b>130</b>	<b>210</b>	<b>24</b>	5.2	<b>62</b>	190	<b>377</b>
	06/07/99	<b>120</b>	<b>200</b>	<b>25</b>	<3.5		190	<b>490</b>
	08/27/99	<b>100</b>	57	22	3.3	<b>55</b>	130	<b>330</b>
MW4	05/18/94	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	
MW5	05/18/94	<0.5	<0.6	20	<0.6	<3.3	<1.7	
	11/03/97	<0.19	<0.19	<b>22.8</b>	<0.11	<0.11	<0.57	<0.46
	11/16/98	<0.5	<0.6	<b>25</b>	<0.6	<2.8	<1.7	<1.7
	03/01/99	<0.32	<0.34	<0.31	<0.35	<0.88	<1	<0.64
	06/07/99	<0.32	<0.34	<b>23</b>	<0.35		<1	<0.64
	08/27/99	<0.32	<0.34	<b>26</b>	<0.35	<0.88	<1	<0.64
MW6	05/18/94	<b>610</b>	25	<b>61</b>	<0.6	6.3	106	
	11/15/94	<b>364</b>	<14	<1.7	<15	<3.3	<25	
	03/14/95	<b>1360</b>	<14	<1.7	<15	<3.3	<b>129</b>	
	09/29/95	<b>77</b>	0.7	<b>77</b>	1.2	2.9	108	
	08/23/96	<b>616</b>	16	<b>61</b>	11	NA	240	
	10/16/96	<b>1000</b>	11	<b>80</b>	20	<3.3	<b>226</b>	
	12/23/96	<b>500</b>	14	<b>79</b>	12	<b>8.3</b>	114	
	03/26/97	<b>2200</b>	82	<b>87</b>	72	NA	<b>770</b>	
	06/09/97	<b>1100</b>	82	<b>42</b>	48	17	<b>160</b>	
	11/03/97	<b>756</b>	15.1	<b>72.9</b>	8.25	<b>15</b>	140	61.2
	03/11/98	<b>2600</b>	<b>202</b>	<20	102	<b>88</b>	854	<b>349</b>
	06/09/98	<b>1620</b>	<b>254</b>	<b>74</b>	<b>254</b>	<b>85</b>	549.6	<b>270</b>
	11/16/98	<b>919</b>	26	70	19	<b>45</b>	290.1	<b>154</b>
	03/01/99	<b>2200</b>	110	59	71	<b>76</b>	940	<b>388</b>
	06/07/99	<b>1300</b>	150	<b>43</b>	53		340	<b>159</b>
	08/27/99	<b>270</b>	6.2	<b>21</b>	5	<8.8	71	33

**Notes:**

all results are in parts per billion (ppb)

MTBE = Methyl-Tert-Butyl-Ether

Xylenes = total of m,p and o xylene isomers

TMB = sum of 1,2,4- and 1,3,5-trimethylbenzenes

**Bolded values indicates NR 140 preventative action limit (PAL) exceedence**

**Shading with bold indicates NR 140 enforcement standard (ES) exceedence**

Double lines indicate post excavation sampling results

ID	Date	Benzene	Ethylbenzene	MTBE	Toluene	Naphthalene	Xylenes	TMB
MW7	05/18/94	<0.5	<0.6	2.2	<0.6	<3.3	<1.7	
	09/17/97	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	
	11/03/97	<0.5	<0.6	2.53	<0.6	<3.3	<1.7	<1.55
	06/09/98	<b>8.7</b>	<0.6	2.8	<0.6	<2.8	<1.7	<1.7
	11/16/98	<0.5	<0.6	1.6	1.7	<2.8	<1.7	<1.7
	03/01/99	<0.32	<0.34	<0.31	<0.35	<0.88	<1	<0.64
	06/07/99	<b>1.3</b>	<0.34	3.8	<0.35		<1	<0.64
	08/27/99	<0.32	<0.34	3.4	<0.35	<0.88	<1	<0.64
MW8	05/18/94	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	
MW9	05/18/94	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	
	11/03/97	<0.5	<0.6	<1.7	<0.6	<3.3	<1.7	<1.55
S1	10/16/96	<b>3700</b>	<b>750</b>	<b>87</b>	<b>5900</b>	<b>88</b>	<b>2460</b>	
	12/23/96	<b>4200</b>	<b>1100</b>	<b>78</b>	<b>7000</b>	<b>110</b>	<b>3300</b>	
	03/26/97	<b>2000</b>	<b>380</b>	<b>44</b>	<b>2700</b>	NA	<b>1340</b>	
	06/09/97	<b>3800</b>	<b>1200</b>	<b>46</b>	<b>3800</b>	<b>110</b>	<b>3300</b>	
	11/03/97	<b>1400</b>	<b>409</b>	<5	18.6	<b>45</b>	<b>185</b>	<b>192</b>
	03/11/98	<b>759</b>	<b>190</b>	<b>37</b>	<b>207</b>	<b>23</b>	<b>198</b>	<b>85</b>
	06/09/98	<b>819</b>	<b>238</b>	<b>32</b>	<b>14</b>	<b>22</b>	<b>11.8</b>	<b>49</b>
	11/16/98	<b>451</b>	<b>252</b>	<b>35</b>	<b>357</b>	<b>20</b>	<b>282</b>	<b>84.8</b>
	03/01/99	<b>730</b>	<b>110</b>	<b>23</b>	<b>320</b>	<b>12</b>	<b>230</b>	<b>54</b>
	06/07/99	<b>460</b>	<b>120</b>	<b>35</b>	<b>3.7</b>		<b>&lt;10</b>	<b>8.9</b>
	08/27/99	<b>290</b>	<b>120</b>	<b>30</b>	<b>170</b>	<b>&lt;8.8</b>	<b>120</b>	<b>49</b>
NR 140 PAL		0.5	140	12	68.6	8	124	96
NR 140 ES		5	700	60	343	40	620	480

**Notes:**

all results are in parts per billion (ppb)

MTBE = Methyl-Tert-Butyl-Ether

Xylenes = total of m,p and o xylene isomers

TMB = sum of 1,2,4- and 1,3,5-trimethylbenzenes

**Bolded values indicates NR 140 preventative action limit (PAL) exceedence**

**Shading with bold indicates NR 140 enforcement standard (ES) exceedence**

Double lines indicate post excavation sampling results